

LEGEND

o a a - WOOD FENCE
 o FND IP FIND IRON PIPE
 o IPIN IRON PIN (REBAR)
 RR SPK RAIL ROAD SPIKE
 S APPROX EXISTING SEPTIC LINE
 EXISTING UTILITY POLE
 EEP EXISTING EDGE OF PAVEMENT
 PEP PROPOSED EDGE OF PAVEMENT
 RCRD ROCKINGHAM COUNTY
 REGISTRY OF DEEDS
 SGN PROPOSED SIGN IN 3'X6' PLANTER
 EXISTING EXTERIOR LIGHTS
 ohw EXISTING OVERHEAD WIRES
 WETLAND DELINEATION FLAG
 WETLAND BOUNDARY
 -FB- FLOWER BED TO BE REPLANTED
 -WB- PROPOSED WINDOW BOXES
 EXISTING RETAINING WALL
 WSO WATER SHUT-OFF
 TBR TO BE REMOVED
 ECS EXISTING CRUSHED STONE
 W APPROX EXISTING WATER LINE
 V VENT
 HS PROPOSED STANDING HANDICAP SIGN
 L E EXISTING ELECTRIC BOX
 FND IP

N/T TERESA D. HAY TRUST
TERESA LANE, HAMPTON FALLS, NH 03844
3075-2085 TAX MAP 7 LOT 4
5 PAGES RCRD

N/F SCCTS REALTY TRUST
SEAN M. & COLLEEN B. ROAF, TRUSTEES
49 LAFAYETTE RD, HAMPTON FALLS, NH 03846
RCRD 4463-2574, RCRD PLAN D32532
TAX MAP 7 LOT 48



NOTES

1. OWNER OF RECORD: MAUREEN CAREY
200 OCEAN BLVD, SEABROOK, NH 03874
DEED REFERENCE: RCRD 4858-0507
TAX MAP 7 LOT 49, BUSINESS ZONE
2. THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN APPROVAL FOR USE CHANGE FROM RESIDENTIAL TO COMMERCIAL, APPLICANT SEEKS APPROVAL TO ABANDON 2 FAMILY RESIDENTIAL USE AND REPLACE WITH OFFICE SPACE. TYPICAL PARKING SPACE IS 9'x18' EXCEPT AS NOTED. 5 SPACES @ 300 SF = 1500 SF OFFICE SPACE ALLOWED. BLDG FOOTPRINT = 1440 SF± LESS 120 SF± OUTSIDE STAIRS AND 6" EXTERIOR WALLS = < 1230 SF INTERIOR FIRST FLOOR. 2ND LEVEL EFFECTIVE AREA = 200 SF±. TOTAL USABLE OFFICE SPACE LESS THAN 1430 SF.
- 2A. EXTERIOR STAIRS TO BE REPAIRED/REPLACED WITH EXISTING ENVELOPE EXCEPT AS NEEDED TO COMPLY WITH CURRENT BUILDING CODES. 25' EXISTING WETLAND SETBACK WILL BE MAINTAINED. NO INCREASE IN IMPERVIOUS SURFACE WILL OCCUR FROM STAIRWAY RECONSTRUCTION.
3. EXISTING BUILDING IS SERVED BY TOWN OF SEABROOK MUNICIPAL WATER, SEPTIC SYSTEM LOCATION IS AS SHOWN ON APPROVED DESIGN, NHDES CA2007089507, APPROVED FOR 375 GPD LOADING BY TOWN OF HAMPTON FALLS.
4. TOPOGRAPHIC DATUM IS BASED ON PREVIOUSLY APPROVED SITE PLAN FOR ABUTTING PROPERTY, RCRD PLAN D32532.
5. SUBJECT PROPERTY DOES NOT LIE IN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA FIRM COMMUNITY PANEL 33015C0438E, EFFECTIVE DATE MAY 17, 2005.
6. BUILDING OFFSETS SHOWN ARE FROM CORNER OF SIDING (3' ROOF OVERHANGS NOT SHOWN ON PLAN VIEW)
7. REFERENCE PREVIOUS SURVEY OF SUBJECT PROPERTY BY STOCKTON SERVICES, RCRD PLAN C21156 (1991).
8. PRE-EXISTING SEALED SURFACE = 26% (BEFORE NEW SITE) CURRENT SEALED SURFACE = 22% PROPOSED SEALED SURFACE = 22%
9. REFERENCE NHDES WETLANDS BUREAU "RESTORATION PLAN APPROVAL" DATED JULY 20, 2007, COMPLIANCE FILE NUMBER 2006-03246, 6 LAFAYETTE RD, HAMPTON FALLS.
10. REF. NHDOT DRIVEWAY PERMIT #066-199-214, 03/12/2007, 12' EASEMENT REQUIRED FOR FUTURE WIDENING OF ROAD.
11. TRASH DISPOSAL TO BE PRIVATE CURBSIDE PICKUP.
12. WETLAND DELINEATION BY L. HURLEY, GOVE ENVIRONMENTAL SERVICES, INC., JANUARY 31, 2008.
13. HANDICAP PARKING SPACE TO BE MARKED WITH PARKING SIGN ON PAVEMENT AND/OR UPRIGHT SIGN.
14. NO APARTMENT USE PROPOSED.
15. HOURS OF OPERATION: 9AM-6PM MON-FRI
MAXIMUM NUMBER OF EMPLOYEES FOR THIS USE: 1
16. WATER LINE INFORMATION IS BASED ON LETTER DATED 7/1/2005 AND OWNED BY THE STAFF. NO RECORDED EASEMENTS.

SITE PLAN FOR PROPOSED USE CHANGE
FOR
MAUREEN CAREY
TAX MAP 7 LOT 49
6 LAFAYETTE ROAD
HAMPTON FALLS, NH

SCALE: 1"-20' DECEMBER 20, 2007
PREPARED BY STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843-1306
(603) 929-7404

REVISED *
FEB 10, 2008
MARCH 20, 2008
APRIL 3, 2008

APPROVED BY THE
HAMPTON FALLS PLANNING BOARD

DATE 02 May 2008

CHAIRMAN Carolyn E. Brown

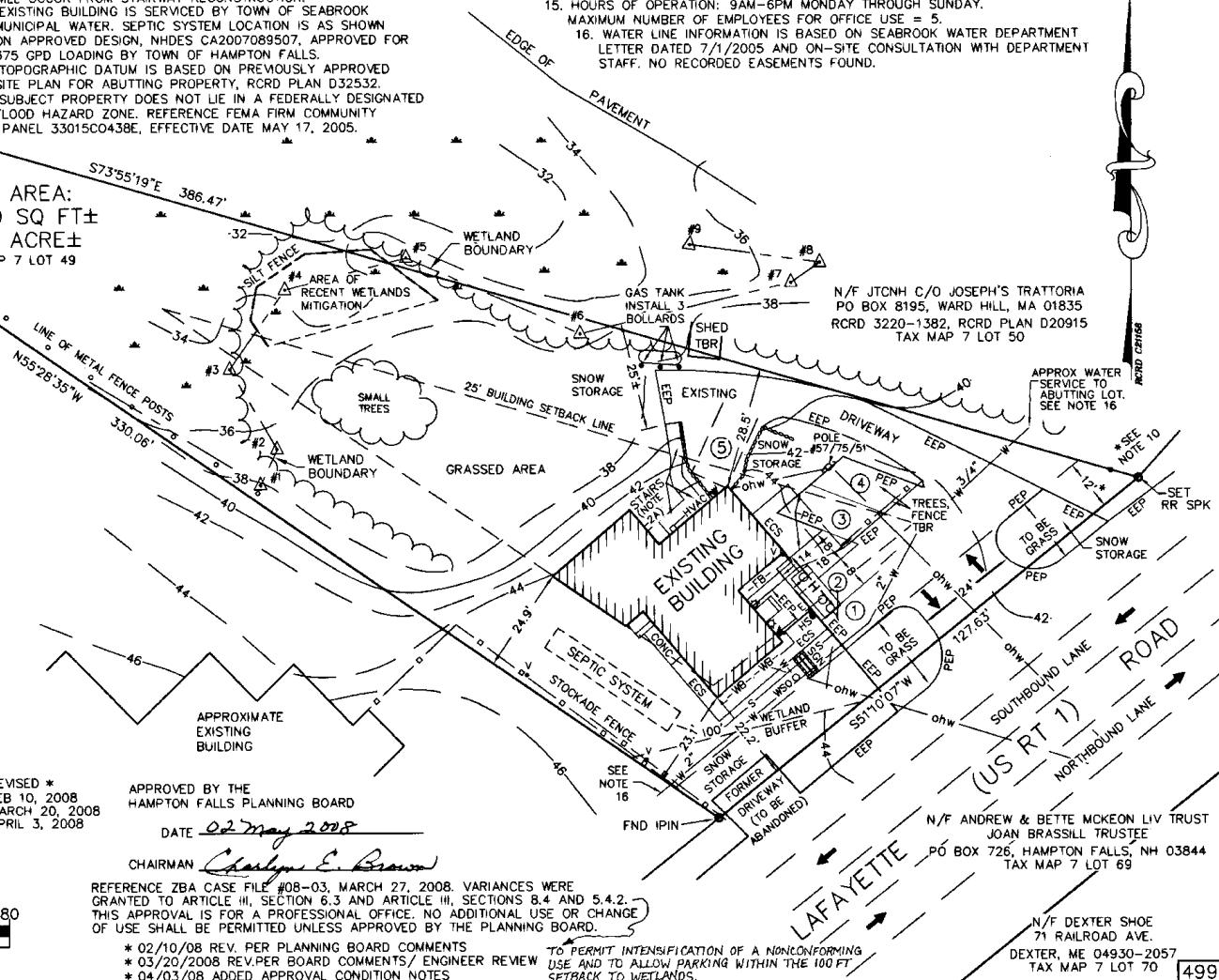
REFERENCE ZBA CASE FILE #08-03, MARCH 27, 2008. VARIANCES WERE
GRANTED TO ARTICLE III, SECTION 6.3 AND ARTICLE III, SECTIONS 8.4 AND 5.4.2.
THIS APPROVAL IS FOR A PROFESSIONAL OFFICE. NO ADDITIONAL USE OR CHANGE
OF USE SHALL BE PERMITTED UNLESS APPROVED BY THE PLANNING BOARD.

- * 02/10/08 REV. PER PLANNING BOARD COMMENTS
- * 03/20/2008 REV. PER BOARD COMMENTS / ENGINEER REVIEW
- * 04/03/08 ADDED APPROVAL CONDITION NOTES

W TO PERMIT INTENSIFICATION OF A NONCONFORMING USE AND TO ALLOW PARKING WITHIN THE 100 FT SETBACK TO WETLANDS.

A map showing the Locus area. Key features include:

- ROUTE 95 running vertically on the left.
- ROUTE 84 running diagonally from top-left to center.
- ROUTE 1 running horizontally across the bottom.
- BRIMMER LA on the right.
- LAFAYETTE RD on the right.
- US RT 1 on the right.
- LOCUS in the center.
- HAMPTON FALLS below LOCUS.
- PAGES LA below HAMPTON FALLS.
- SEABROOK at the bottom.



1 INCH = 20 FEET

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